161.0	0003	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,427,900	/	1,427,900
USE VALUE:	1,427,900	/	1,427,900
ASSESSED:	1,427,900	/	1,427,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GONZALES G. KENT & CAROLE	
Owner 2:		
Owner 3:		
Street 1:	246 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MOODY DEREK & ALLISON -
Owner 2:	-
Street 1:	246 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 17,109 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1874, having primarily Clapboard Exterior and 4400 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	17109.000	807,300		620,600	1,427,900
Total Card	0.393	807,300		620,600	1,427,900
Total Parcel	0.393	807,300		620,600	1,427,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.56 | /Parcel: 324.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107565
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!12602!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	807,200	0	17,109.	620,600	1,427,800	1,427,800	Year End Roll	12/18/2019
2019	104	FV	621,900	0	17,109.	620,600	1,242,500	1,242,500	Year End Roll	1/3/2019
2018	104	FV	624,300	0	17,109.	549,700	1,174,000	1,174,000	Year End Roll	12/20/2017
2017	104	FV	585,900	0	17,109.	461,000	1,046,900	1,046,900	Year End Roll	1/3/2017
2016	104	FV	585,900	0	17,109.	461,000	1,046,900	1,046,900	Year End	1/4/2016
2015	104	FV	528,800	0	17,109.	399,000	927,800	927,800	Year End Roll	12/11/2014
2014	104	FV	528,800	0	17,109.	385,700	914,500	914,500	Year End Roll	12/16/2013
2013	104	FV	549,500	0	17,109.	367,100	916,600	916,600		12/13/2012

PRINT

Date	Time
12/11/20	02:40:34

LAST REV

Date	Time
09/13/18	11:57:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOODY DEREK & A	64707-362		12/23/2014		1,000,000	No	No		
HARRIS JOHN W,	62276-584		7/19/2013	Change>Sale	950,000	No	No		
HARRIS JOHN W-E	22486-54		10/9/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	107565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2008	1179	Re-Roof	28,000					
1/6/2005	12	Redo Bas	70,000	C		G6	GR FY06	REDO BMT & BMT BTH
9/29/2004	987	Redo Bat	18,000			G6	GR FY06	2ND FLR
4/26/2000	289	Redo Kit	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Inspected	CC	Chris C
7/20/2018	Missed Appt.	PH	Patrick H
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Meas/Inspect	372	PATRIOT
9/6/2005	Permit Visit	BR	B Rossignol
4/21/2005	Permit Visit	BR	B Rossignol
1/22/2000	Inspected	197	PATRIOT
12/2/1999	Measured	263	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		17109		Sq. Ft.	Site		0	70.	0.52	8			Med. Tr	-5					620,630						620,600	

Total AC/HA:	0.39277	Total SF/SM:	17109	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	620,630	Spl Credit		Total:	620,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1874	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.96674204
Const Adj.:	1.00689924
Adj $ / SQ:	155.746
Other Features:	160250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	991743
Depreciation:	184464
Depreciated Total:	807279

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	3	
Totals			
2	13	7	

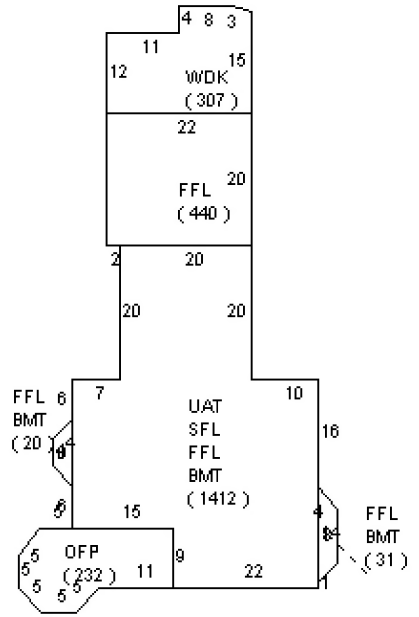
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	188.45
Special Features:	0	Val/Su Net:	142.38
Final Total:	807300	Val/Su SzAd	243.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,903	155.750	296,384
BMT	Basement	1,463	65.760	96,212
SFL	Second Floor	1,412	155.750	219,913
UAT	Upper Attic	353	109.020	38,485
WDK	Deck	307	9.320	2,862
OFP	Open Porch	232	23.770	5,516

Net Sketched Area:	5,670			Total:	659,372
Size Ad	3315	Gross Are	6729	FinArea	4400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	